



CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

2020 NON-COMPETITIVE 4% TCAC APPLICATION FOR LOW-INCOME HOUSING TAX CREDITS FEDERAL CREDIT WITH TAX-EXEMPT BONDS, INCLUDING STATE CREDITS (\$500M /Farmworker) (ATTACHMENT 40 FOR CDLAC-TCAC JOINT APPLICATION)

April 17, 2020 Version

II. APPLICATION - SECTION 1: TCAC APPLICANT STATEMENT AND CERTIFICATION

TCAC APPLICANT: Mercy Housing California 88, L.P.

PROJECT NAME: Cathedral Plaza

PLEASE INCLUDE APPLICATION FEE WITH APPLICATION SUBMISSION

Check Only

The undersigned TCAC Applicant hereby makes application to the California Tax Credit Allocation Committee ("TCAC") for a reservation of Federal and State Low-Income Housing Tax Credits ("Credits") in the amount(s) of:

\$2,732,675 annual Federal Credits
 total State Credits

for the purpose of providing low-income rental housing as herein described. I understand that Credit amount preliminarily reserved for this project, if any, may be adjusted over time based upon changing project costs and financial feasibility analyses which TCAC is required to perform on at least three occasions.

Election to sell ("certificate") state credits: No By selecting "Yes" or "No" in the box immediately before, I hereby make an election to sell ("certificate") or not sell all or any portion of the state credit, as allowed pursuant to Revenue and Taxation Code Sections 12206(o), 17058(q), and 23610.5(r). I further certify that the applicant is a non-profit entity, and that the state credit price will not be less than eighty (80) cents per dollar of credit. I acknowledge that if I elect to sell ("certificate") all or any portion of the state credit, I may, only once, revoke an election to sell at any time before CTCAC issues the Form(s) 3521A for the project.

I agree it is my responsibility to provide TCAC with the original complete application as well as such other information as TCAC requests as necessary to evaluate my application. I represent that if a reservation or allocation of Credit is made as a result of this application, I will also furnish promptly such other supporting information and documents as may be requested. I understand that TCAC may verify information provided and analyze materials submitted as well as conduct its own investigation to evaluate the application. I recognize that I have an affirmative duty to inform TCAC when any information in the application or supplemental materials is no longer true and to supply TCAC with the latest and accurate information.

I certify that the numbers describing project cost, development budget, financing amounts, operating subsidies, unit mix and targeting, and all related application documents are the same as those provided in applications submitted to CDLAC, CalHFA, and HCD, as applicable. I certify that any applications, revisions, or updates provided to TCAC, CDLAC, CalHFA, or HCD will be provided to all other of these state agencies providing financing, tax credits, or subsidies to the project.

I acknowledge that if I receive a reservation of Tax Credits, I will be required to submit requisite documentation at the following stages: updated development timetable under regulation section 10326(j)(4), and the time the project is placed-in-service.

I represent I have read Section 42 of the Internal Revenue Code (IRC) pertaining to Federal Tax Credits, and if applying for State Tax Credits, I represent I have also read California Health and Safety Code Sections 50199.4 et seq. and California Revenue and Taxation Code Sections 12206, 17058, and 23610.5 pertaining to the State Tax Credit program. I understand that the Federal and State Tax Credit programs are complex and involve long-term maintenance of housing for qualified low-income households. I acknowledge that TCAC has recommended that I seek advice from my own tax attorney or tax advisor.

I certify that I have read and understand the provisions of Sections 10322(a) through (h) related to application filing deadlines, forms, incomplete applications, and application changes.

I agree to hold TCAC, its members, officers, agents, and employees harmless from any matters arising out of or related to the Credit program.

I agree that TCAC will determine the Credit amount to comply with requirements of IRC Section 42 but that TCAC in no way warrants the feasibility or viability of the project to anyone for any purpose. I acknowledge that TCAC makes no representation regarding the effect of any tax Credit which may be allocated and makes no representation regarding the ability to claim any Credit which may be allocated.

I acknowledge that all materials and requirements are subject to change by enactment of federal or state legislation or promulgation of regulations.

In carrying out the development and operation of the project, I agree to comply with all applicable federal and state laws regarding unlawful discrimination and will abide by all Credit program requirements, rules, and regulations.

I acknowledge that the Low-Income Housing Tax Credit program is not an entitlement program and that my application will be evaluated based on the Credit statutes, regulations, and the Qualified Allocation Plan adopted by TCAC which identify the priorities and other standards which will be employed to evaluate applications.

I acknowledge that an award of federal or state Tax Credits does not guarantee that the project will qualify for Tax Credits. Both federal law and the state law require that various requirements be met on an ongoing basis. I agree that compliance with these requirements is the responsibility of the applicant.

I acknowledge that the information submitted to TCAC in this application or supplemental thereto may be subject to the Public Records Act or other disclosure. I understand that TCAC may make such information public.

I acknowledge that if I obtain an allocation of Federal or State Tax Credits, I will be required to enter into a regulatory contract that will contain, among other things, all the conditions under which the Credits were provided including the selection criteria delineated in this application.

I declare under penalty of perjury that the information contained in the application, exhibits, attachments, and any further or supplemental documentation is true and correct to the best of my knowledge and belief.

I certify and guarantee that each item identified in TCAC's minimum construction standards will be incorporated into the design of the project, unless a waiver has been approved by TCAC. The project will at least maintain the installed energy efficiency and sustainability features' quality when replacing systems and materials. When requesting a threshold basis increase for a prevailing wage requirement, if the project is subject to state prevailing wages, I certify that contractors and subcontractors will comply with California Labor Code Section 1725.5. When requesting a threshold basis increase for development impact fees, the impact fee amounts are accurate as of the application date.

In an application proposing rehabilitation work, I certify that all necessary work identified in the Capital Needs Assessment, including the immediate needs listed in the report, will be performed (unless a waiver is granted) prior the project's rehabilitation completion.

I understand that any misrepresentation may result in cancellation of Tax Credit reservation, notification of the Inter Revenue Service and the Franchise Tax Board, and any other actions that TCAC is authorized to take pursuant to California Health and Safety Code Section 50199.22, issuance of fines pursuant to California Health and Safety Co Section 50199.10, and negative points per Regulation Section 10325(c)(3) or under general authority of state law.

I certify that I believe that the project can be completed within the development budget and the development timetable set forth (which timetable is in conformance with TCAC rules and regulations) and can be operated in the manner proposed within the operating budget set forth.

I agree that TCAC is not responsible for actions taken by the applicant in reliance on a prospective Tax Credit reservation or allocation.

Dated this ____ day of _____, 20____ at
_____, California.

By _____
(Original Signature)

Erika Villablanca
(Typed or printed name)

Vice President
(Title)

Local Jurisdiction:	San Diego Housing Commission
City Manager:	Tina Kessler
Title:	Housing Programs Manager
Mailing Address:	1122 Broadway, Suite 300
City:	San Diego
Zip Code:	92101

Phone Number: (619) 578-7569 Ext.
FAX Number: (619) 578-7356
E-mail: tinak@sdhc.org

* For City Manager, please refer to the following the website below:
<http://www.treasurer.ca.gov/ctcac/2018/lra/contact.pdf>

II. APPLICATION - SECTION 2: GENERAL AND SUMMARY INFORMATION

A. Application Type

Application type: Preliminary Reservation

Joint Application? **CDLAC-TCAC Joint Application (submitting concurrently)**

Prior application was submitted but not selected?	No
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If yes, enter application number: TCAC # CA - -

Has credit previously been awarded?

If re-applying and returning credit, enter the current application number TCAC # CA - -

Is this project a Re-syndication of a current TCAC project? **No**

If a Resyndication Project, complete the **Resyndication Projects** section below.

B. Project Information

Project Name: Cathedral Plaza

Site Address: 1551 Third Avenue

If address is not established, enter detailed description (i.e. NW corner of 26th and Elm)

N/A

City: San Diego County: San Diego

Zip Code: 92010 Census Tract: 6073005600.00

Assessor's Parcel Number(s): 533-3737-10-00

Project is located in a DDA:

Yes

*Federal Congressional District:

52

Project is located in a Qualified Census Tract:

No

*State Assembly District:

78

Project is a Scattered Site Project:

No

*State Senate District:

39

Project is Rural as defined by TCAC Regulation Section 10302	No
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*Accurate information is essential; the following website is provided for reference:

<https://www.govtrack.us/congress/members/map>

<http://findyourrep.legislature.ca.gov/>

C. Credit Amount Requested

Federal	\$2,732,675
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State _____

State Farmworker Credit? No

D. Federal Minimum Set-Aside Election (IRC Section 42(g)(1))

40%/60% Average Income

E. Housing Type Selection

At-Risk	If Special Needs housing, enter number of Special Needs ur
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(Note: Housing Type is used to establish operating expense minimums under regulation section 10327(g)(1))

F. Geographic Area (Reg. Section 10315(i))

Please select the project's geographic area:

San Diego County

II. APPLICATION - SECTION 3: APPLICANT INFORMATION

A. Identify TCAC Applicant

Applicant is the current owner and will retain ownership:	N/A
Applicant will be or is a general partner in the to be formed or formed final ownership entity:	N/A
Applicant is the project developer and will be part of the final ownership entity for the project:	Yes
Applicant is the project developer and will not be part of the final ownership entity for the project:	N/A

B. TCAC Applicant Contact Information

Applicant Name:	Mercy Housing California 88, L.P.		
Street Address:	1500 S. Grand Avenue Suite 100		
City:	Los Angeles	State:	CA Zip Code: 90015
Contact Person:	Erika Villablanca		
Phone:	213-743-5826	Ext.:	
Fax:			
Email:	evillablanca@mercyhousing.org		

C. Legal Status of Applicant:	Limited Partnership	Parent Company:	Mercy Housing Calwest
If Other, Specify:			

D. General Partner(s) Information (post-closing GPs):

D(1) General Partner Name:	Mercy Housing California 88 LLC	Managing GP
Street Address:	1500 S. Grand Avenue Suite 100	OWNERSHIP
City:	Los Angeles State: CA Zip Code: 90015	INTEREST (%):
Contact Person:	Erika Villablanca	0.01
Phone:	213-743-5826 Ext.: Fax:	
Email:	evillablanca@meryhousing.org	
Nonprofit/For Profit:	Nonprofit Parent Company: Mercy Housing Calwest	

D(2) General Partner Name:*				(select one)
Street Address:				OWNERSHIP
City:	State:	Zip Code:		INTEREST (%):
Contact Person:				
Phone:	Ext.:	Fax:		
Email:				
Nonprofit/For Profit:	(select one)	Parent Company:		

D(3) General Partner Name:			(select one)
Street Address:			OWNERSHIP
City:	State:	Zip Code:	INTEREST (%):
Contact Person:			
Phone:	Ext.:	Fax:	
Email:			
Nonprofit/For Profit:	(select one)	Parent Company:	

E. General Partner(s) or Principal Owner(s) Type Nonprofit

**If Joint Venture, 2nd GP must be included if applicant is pursuing a property tax exemption
Reg. Section 10327(g)(2) - "TBD" not sufficient*

F. Status of Ownership Entity

currently exists If to be formed, enter date:

**(Federal I.D. No. must be obtained prior to submitting carryover allocation package)*

G. Contact Person During Application Process

Company Name:	Mercy Housing California		
Street Address:	1500 S. Grand Avenue, Suite 100		
City:	Los Angeles	State: CA	Zip Code: 90015
Contact Person:	Michael Raley		
Phone:	213-743-5833	Ext.:	Fax:
Email:	michael.raley@mercyhousing.org		
Participatory Role:	Developer		

(e.g., General Partner, Consultant, etc.)

II. APPLICATION - SECTION 4: DEVELOPMENT TEAM INFORMATION

A. Indicate and List All Development Team Members

Developer: Mercy Housing California
 Address: 1500 S. Grand Avenue, Suite 10
 City, State, Zip: Los Angeles, CA 90015
 Contact Person: Erika Villablanca
 Phone: 213-743-5826 Ext.:
 Fax:
 Email: evillablanca@mercyhousing.org

Architect: Brooks + Scarpa
 Address: 3929 W. 139th Street
 City, State, Zip: Hawthorne, CA 90250
 Contact Person: Jennifer Doublet
 Phone: 323-596-4707 Ext.:
 Fax:
 Email: doublet@brooksscarpa.com

Attorney: Gubb & Barshay LLP
 Address: 505 14th Street, Suite 450
 City, State, Zip: Oakland, CA 94612
 Contact Person: Evan Gross
 Phone: 415-781-6600 Ext.: 6
 Fax:
 Email: egross@gubbandbarshay.com

General Contractor: T. Morrissey Corporation (dba MC
 Address: 3740 Oceanic Way, Suite 301
 City, State, Zip: Oceanside, CA 92056
 Contact Person: Jimmer Lopez
 Phone: 760-722-6800 Ext.: 225
 Fax:
 Email: jlopez@mccincusa.com

Tax Professional: Gubb & Barshay LLP
 Address: 505 14th Street, Suite 450
 City, State, Zip: Oakland, CA 94612
 Contact Person: Evan Gross
 Phone: 415-781-6600 Ext.: 6
 Fax:
 Email: egross@gubbandbarshay.com

Energy Consultant: Partner Energy
 Address: 680 Knox St., Suite 150
 City, State, Zip: Los Angeles, CA 90502
 Contact Person: Jennifer Webb
 Phone: 310-622-8869 Ext.:
 Fax:
 Email: jwebb@ptrenergy.com

CPA: Cohn Reznick
 Address: 525 North Tyron Street, Suite 10
 City, State, Zip: Charlotte, NC 28202
 Contact Person: Nic Mathias
 Phone: 704-900-2013 Ext.:
 Fax: 704-900-2014
 Email: nic.mathias@cohnreznick.com

Investor: To be determined
 Address:
 City, State, Zip:
 Contact Person:
 Phone: Ext.:
 Fax:
 Email:

Consultant: California Housing Partnership C
 Address: 600 Wilshire Blvd, Suite 890
 City, State, Zip: Los Angeles, CA 90017
 Contact Person: Sherin Bennett
 Phone: 213.785.5731 Ext.:
 Fax:
 Email: sbennett@chpc.net

Market Analyst: Colliers International
 Address: 9820 Willow Creek Road, Suite 3
 City, State, Zip: San Diego, CA 92131
 Contact Person: W.L. "Sonny" Harris
 Phone: 858-860-3848 Ext.:
 Fax:
 Email: sonny.harris@colliers.com

Appraiser: Joe Napollielo
 Address: 840 Olive Avenue, #3
 City, State, Zip: South San Francisco, CA 94080
 Contact Person: Joe Napollielo
 Phone: 415-309-6728 Ext.:
 Fax:
 Email: joe@jnval.com

CNA Consultant: Partner Engineering and Science
 Address: 361 Corporate Terrace
 City, State, Zip: Corona, CA 92879
 Contact Person: Brandon Vardell
 Phone: 951-329-9115 Ext.:
 Fax: 310-615-4544
 Email: bvarvell@partneresi.com

Bond Issuer: California Municipal Finance Authority
Address: 2111 Palomar Airport Road, Suite 200
City, State, Zip: Carlsbad, CA 92011
Contact Person: Anthony Stubbs
Phone: 760-930-1333 Ext.:
Fax: 760-683-3390
Email: astubbs@cmfa-ca.com

Prop. Mgmt. Co.: Mercy Housing Management Group
Address: 1256 Market Street
City, State, Zip: San Francisco, CA 94102
Contact Person: Jacquie Hoffman
Phone: 415-355-7124 Ext.:
Fax: 415-355-7101
Email: jhoffman@mercyhousing.org

2nd Prop. Mgmt. Co.:
Address:
City, State, Zip:
Contact Person:
Phone: Ext.:
Fax:
Email:

II. APPLICATION - SECTION 5: PROJECT INFORMATION

A. Type of Credit Requested

New Construction	<u>N/A</u>	If yes, will demolition of an existing structure be involved?	<u>N/A</u>
(may include Adaptive Reuse)		If yes, will relocation of existing tenants be involved?	<u>N/A</u>
Rehabilitation-Only	<u>N/A</u>	Is this an Adaptive Reuse project?	<u>N/A</u>
Acquisition & Rehabilitation	<u>Yes</u>	If yes, please consult TCAC staff to determine the applicable regulatory requirements (new construction or rehabilitation).	

B. Acquisition and Rehabilitation/Rehabilitation-only Projects

If requesting Acquisition Credit, will the acquisition meet the 10-year placed in service rule as required by IRC Sec. 42(d)(2)(B)(ii)? Yes

If no, will it meet the waiver conditions of IRC Sec. 42(d)(6)? N/A

Acquisition basis is established using: N/A

Will the rehabilitation and/or the income and rent restrictions of Sec. 42 cause relocation of existing tenants? Yes

If yes, applicants must submit an explanation of relocation requirements, a detailed relocation plan including a budget with an identified funding source (see Checklist).

Age of Existing Structures	<u>45</u>	No. of Existing Buildings	<u>1</u>
No. of Occupied Buildings	<u>1</u>	No. of Existing Units	<u>223</u>
No. of Stories	<u>16</u>		
Current Use:	<u>Senior Housing</u>		

Resyndication Projects

Current/original TCAC ID: TCAC # CA - - TCAC # CA - -

First year of credit:

Are Transfer Event provisions applicable? See questionnaire on TCAC website. N/A

Is the project currently under a Capital Needs Agreement with TCAC? N/A

If so, has the Short Term Work been completed? N/A See Checklist, Tab 8 for documentation requirements.

Is the project subject to hold harmless rent limits? N/A If yes, see page 18 and Checklist, Tab 8.

C. Purchase Information

Name of Seller:	<u>Cathedral Plaza Development Corp.</u>	Signatory of Seller:	<u>Msr. Mark Campbell</u>
Seller Principal:	<u>Msr. Mark Campbell</u>	Seller Principal:	<u> </u>
Title:	<u>Monsignor</u>	Title:	<u> </u>
Seller Address:	<u>51 Third Avenue, San Diego, CA 921</u>		
Date of Purchase Contract or Option:	<u>10/30/2019</u>	Purchased from Affiliate:	<u>No</u>
Expiration Date of Option:	<u>3/18/2020</u>	If yes, broker fee amount to affiliate?	<u>No</u>
Purchase Price:	<u>\$43,276,000</u>	Expected escrow closing date:	<u>12/01/20</u>
Phone:	<u>858-490-8310</u>	Ext.:	<u> </u>
Holding Costs per Month:	<u> </u>	Historical Property/Site:	<u>No</u>
Real Estate Tax Rate:	<u> </u>	Total Projected Holding Costs:	<u> </u>
Amount of SOFT perm financing covering the excess purchase price over appraised va	<u> </u>	Purchase price over appraisal	<u> </u>

D. Project, Land, Building and Unit Information

Project Type: Other (Specify below)

Two or More Story With an Elevator: Yes if yes, enter number of stories: 16

Two or More Story Without an Elevator N/A if yes, enter number of stories:

One or More Levels of Subterranean Park Yes

Other: Urban High Rise

E. **Land** **Density:**
23440 x 1 Feet or 0.57 Acres 23,440 Square Feet 391.23

If irregular, specify measurements in feet, acres, and square feet:

See legal description in Attachment 12-D

F. **Building Information**

Total Number of Buildings: 1 Residential Buildings: 1
 Community Buildings: N/A Commercial/ Retail Space: N/A

If Commercial/ Retail Space, explain: (include use, size, location, and purpose)

N/A

Are Buildings on a Contiguous Site? Yes

If not Contiguous, do buildings meet the requirements of IRC Sec. 42(g)(7)? N/A

Do any buildings have 4 or fewer units?

No

If yes, are any of the units to be occupied by the owner or
 a person related to the owner (IRC Sec. 42(i)(3)(c))?

N/A

G. **Project Unit Number and Square Footage**

Total number of units:	223
Total number of non-Tax Credit Units (i.e. market rate units) (excluding managers' units):	
Total number of units (excluding managers' units):	220
Total number of Low Income Units:	220
Ratio of Low Income Units to total units (excluding managers' units):	100.00%
Total square footage of all residential units (excluding managers' units):	117,600
Total square footage of Low Income Units:	117,600
Ratio of low-income residential to total residential square footage (excluding managers' units):	100.00%
Applicable fraction, smaller of unit or square footage ratio (used on "Basis & Credits"):	100.00%
Total interior amenity space square footage (TCAC Regulation Section 10325(g)(1)):	7,465
Total commercial/ retail space square footage:	
Total common area square footage (including managers' units):	25,887
Total parking structure square footage (excludes car-ports and "tuck under" parking):	9,400
*Total square footage of all project structures (excluding commercial/retail):	160,352

*equals: "total square footage of all residential units" + "total interior amenity space square footage" + "total common area square footage" + "total parking structure square footage")

Total Project Cost per Unit

\$365,511

Total Residential Project Cost per Unit

\$365,511

Total Eligible Basis per Unit

\$341,764

H. Tenant Population Data

Completion of this section is required. **The information requested in this section is for national data collection purposes, and is not intended for threshold and competitive scoring use;** however, the completed table should be consistent with information provided in the application and attachments.

Indicate the number of units anticipated for the following populations:

Homeless/formerly homeless	N/A
Transitional housing	N/A
Persons with physical, mental, development disabilities	N/A
Persons with HIV/AIDS	N/A
Transition age youth	N/A
Farmworker	N/A
Family Reunification	N/A
Other:	N/A
Units with tenants qualifying as two or more of the above (explain):	
N/A	
For 4% federal applications only:	
Rural area consistent with TCAC methodology	N/A

II. APPLICATION - SECTION 6: REQUIRED APPROVALS & DEVELOPMENT TIMETABLE

A. Required Approvals Necessary to Begin Construction

	Approval Dates		
	Application Submittal	Estimated Approval	Actual Approval
Negative Declaration under CEQA	N/A		
NEPA	N/A		
Toxic Report	N/A		
Soils Report	N/A		
Coastal Commission Approval	N/A		
Article 34 of State Constitution	N/A		
Site Plan	N/A		
Conditional Use Permit Approved or Required	N/A		
Variance Approved or Required	N/A		
Other Discretionary Reviews and Approvals	N/A		

	Project and Site Information	
Current Land Use Designation	Multifamily Apartment	
Current Zoning and Maximum Density	CCPD-ER, Centre City Planned District -	
Proposed Zoning and Maximum Density	CCPD-ER, Centre City Planned District -	
Occupancy restrictions that run with the land due to CUP's or density bonuses?	No	(if yes, explain here)
Building Height Requirements	85 ft minimum	
Required Parking Ratio	At 50% AMI 0.2 spaces per unit, at 40% AMI 0 space per unit.	

B. Development Timetable

		Actual or Scheduled		
		Month	/	Year
SITE	Environmental Review Completed	N/A	/	
	Site Acquired	12	/	2020
LOCAL PERMITS	Conditional Use Permit	N/A	/	
	Variance	N/A	/	
	Site Plan Review	N/A	/	
	Grading Permit	N/A	/	
	Building Permit	2	/	2021
CONSTRUCTION FINANCING	Loan Application	5	/	2020
	Enforceable Commitment	5	/	2020
	Closing and Disbursement	3	/	2021
PERMANENT FINANCING	Loan Application	5	/	2020
	Enforceable Commitment	5	/	2020
	Closing and Disbursement	8	/	2022
OTHER LOANS AND GRANTS	Type and Source: <u>Seller Carryback Note</u>	N/A	/	
	Application	N/A	/	
	Closing or Award	3	/	2021
	Type and Source: <u>(specify here)</u>	N/A	/	
	Application	N/A	/	
	Closing or Award	N/A	/	
	Type and Source: <u>(specify here)</u>	N/A	/	
	Application	N/A	/	
	Closing or Award	N/A	/	
	Type and Source: <u>(specify here)</u>	N/A	/	
	Application	N/A	/	
	Closing or Award	N/A	/	
	Type and Source: <u>(specify here)</u>	N/A	/	
	Application	N/A	/	
	Closing or Award	N/A	/	
	10% of Costs Incurred	6	/	2021
	Construction Start	3	/	2021
	Construction Completion	2	/	2022
	Placed In Service	8	/	2022
	Occupancy of All Low-Income Units	8	/	2022

III. PROJECT FINANCING - SECTION 1: CONSTRUCTION FINANCING

A. Construction Financing

List Below All Projected Sources Required To Complete Construction

	Name of Lender/Source	Term (months)	Interest Rate	Fixed/Variable	Amount of Funds
1)	Citi Community Capital	24	3.850%	Fixed	\$45,746,000
2)	Seller Carryback Note	24	1.150%	Fixed	\$25,844,171
3)	Cost Deferred Until Completion			(select)	\$2,184,658
4)	General Partner Contribution			(select)	\$100
5)	Deferred Developer Fee			(select)	\$5,365,016
6)	Tax Credit Equity			(select)	\$2,369,000
7)				(select)	
8)				(select)	
9)				(select)	
10)				(select)	
11)				(select)	
12)				(select)	
Total Funds For Construction:					\$81,508,945

1) Lender/Source Citi Community Capital
 Street Address One Sansome Street, 27th Floor
 City: San Francisco
 Contact Name Timothy Lohmann
 Phone Number 415-627-6325 Ext.:
 Type of Financing Construction Loan
 Variable Rate Index (if applicable):
 Is the Lender/Source Committed? Yes

2) Lender/Source Seller Carryback Note
 Street Address 1551 Third Avenue
 City: San Diego
 Contact Name Rodrigo Valdvia
 Phone Number (858) 490-8310 Ext.:
 Type of Financing Loan
 Variable Rate Index (if applicable):
 Is the Lender/Source Committed? Yes

3) Lender/Source Cost Deferred Until Completion
 Street Address 1500 S. Grand Avenue, Suite 100
 City: Los Angeles
 Contact Name Erika Villablanca
 Phone Number 213-743-5826 Ext.:
 Type of Financing Deferred Costs
 Is the Lender/Source Committed? Yes

4) Lender/Source General Partner Contribution
 Street Address 1500 S. Grand Avenue, Suite 100
 City: Los Angeles
 Contact Name Erika Villablanca
 Phone Number 213-743-5826 Ext.:
 Type of Financing Equity
 Is the Lender/Source Committed? Yes

5) Lender/Source Deferred Developer Fee
 Street Address 1500 S. Grand Avenue, Suite 100
 City: Los Angeles
 Contact Name Erika Villablanca
 Phone Number 213-743-5826 Ext.:
 Type of Financing Deferred Developer Fee
 Is the Lender/Source Committed? Yes

6) Lender/Source Tax Credit Equity
 Street Address TBD
 City:
 Contact Name
 Phone Number Ext.:
 Type of Financing Equity
 Is the Lender/Source Committed? No

7) Lender/Source
Street Address
City:
Contact Name:
Phone Number Ext.:
Type of Financing
Is the Lender/Source Committed? No

9) Lender/Source
Street Address
City:
Contact Name:
Phone Number Ext.:
Type of Financing
Is the Lender/Source Committed? No

11) Lender/Source
Street Address
City:
Contact Name:
Phone Number Ext.:
Type of Financing
Is the Lender/Source Committed? No

8) Lender/Source
Street Address
City:
Contact Name:
Phone Number Ext.:
Type of Financing
Is the Lender/Source Committed? No

10) Lender/Source
Street Address
City:
Contact Name:
Phone Number Ext.:
Type of Financing
Is the Lender/Source Committed? No

12) Lender/Source
Street Address
City:
Contact Name:
Phone Number Ext.:
Type of Financing
Is the Lender/Source Committed? No

III. PROJECT FINANCING - SECTION 2: PERMANENT FINANCING

A. Permanent Financing

List Below All Projected Sources Required To Complete Construction

Name of Lender/Source	Term (months)	Interest Rate	Residual Receipts / Deferred Pymt.	Annual Debt Service	Amount of Funds
1) Citi Community Capital	35	4.350%		\$1,370,561	\$24,556,000
2) Seller Carryback Note	55	1.150%	Residual		\$25,844,171
3) Income from Operations (during rehab)					\$750,562
4) Deferred Developer Fee			Deferred		\$5,365,016
5) General Partner Equity					\$100
6)					
7)					
8)					
9)					
10)					
11)					
12)					
Total Permanent Financing:					\$56,515,849
Total Tax Credit Equity:					\$24,993,096
Total Sources of Project Funds:					\$81,508,945

1) Lender/Source Citi Community Capital
 Street Address One Sansome Street, 27th Floor
 City: San Francisco
 Contact Name Timothy Lohmann
 Phone Number 415-627-6325 Ext.:
 Type of Financing Mortgage Loan
 Is the Lender/Source Committed? Yes

2) Lender/Source Seller Carryback Note
 Street Address 1551 Third Avenue
 City: San Diego
 Contact Name Rodrigo Valdivia
 Phone Number (858) 490-8310 Ext.:
 Type of Financing Mortgage Loan
 Is the Lender/Source Committed? Yes

3) Lender/Source Income from Operations (during rehab)
 Street Address 1500 S. Grand Avenue, Suite 100
 City: Los Angeles
 Contact Name Erika Villablanca
 Phone Number 213-743-5826 Ext.:
 Type of Financing Revenue
 Is the Lender/Source Committed? Yes

4) Lender/Source Deferred Developer Fee
 Street Address 1500 S. Grand Avenue, Suite 100
 City: Los Angeles
 Contact Name Erika Villablanca
 Phone Number 213-743-5826 Ext.:
 Type of Financing Deferred Developer Fee
 Is the Lender/Source Committed? Yes

5) Lender/Source General Partner Equity
 Street Address 1500 S. Grand Avenue, Suite 100
 City: Los Angeles
 Contact Name Erika Villablanca
 Phone Number 213-743-5826 Ext.:
 Type of Financing Equity
 Is the Lender/Source Committed? Yes

6) Lender/Source
 Street Address
 City:
 Contact Name
 Phone Number Ext.:
 Type of Financing
 Is the Lender/Source Committed? No

7) Lender/Source
 Street Address
 City:
 Contact Name:
 Phone Number Ext.:
 Type of Financing
 Is the Lender/Source Committed? No

8) Lender/Source
 Street Address
 City:
 Contact Name:
 Phone Number Ext.:
 Type of Financing
 Is the Lender/Source Committed? No

9) Lender/Source
 Street Address
 City:
 Contact Name:
 Phone Number Ext.:
 Type of Financing
 Is the Lender/Source Committed? No

10) Lender/Source
 Street Address
 City:
 Contact Name:
 Phone Number Ext.:
 Type of Financing
 Is the Lender/Source Committed? No

11) Lender/Source
 Street Address
 City:
 Contact Name:
 Phone Number Ext.:
 Type of Financing
 Is the Lender/Source Committed? No

12) Lender/Source
 Street Address
 City:
 Contact Name:
 Phone Number Ext.:
 Type of Financing
 Is the Lender/Source Committed? No

B. Tax-Exempt Bond Financing

Will project receive tax-exempt bond financing for more than 50% of the aggregate basis of the building(s) (including land) in the project? (IRC Sec. 42(h)(4)): Yes
 CDLAC Allocation? Yes
 Date application was submitted to CDLAC (Reg. Section 10326(h)): 6/11/2020
 Date of CDLAC application approval, actual or anticipated (Reg. Section 10326(j)(1)): 9/16/2020

Estimated date of Bond Issuance (Reg. Section 10326(e)(2)): 3/1/2020
 Percentage of aggregate basis financed by the bonds? (Reg. Section 10326(e)(2)): 60.00%
 Name of Bond Issuer (Reg. Section 10326(e)(1)): California Municipal Finance Authority

Will project have Credit Enhancement? No
 If Yes, identify the entity providing the Credit Enhancement N/A
 Contact Person: N/A
 Phone: N/A Ext.:
 What type of enhancement is being provided? (select one)
 (specify here)

III. PROJECT FINANCING - SECTION 3: INCOME INFORMATION

A. Low Income Units

(a) Bedroom Type(s)	(b) Number of Units	(c) Proposed Monthly Rent (Less Utilities)	(d) Total Monthly Rents (b x c)	(e) Monthly Utility	(f) Monthly Rent Plus Utilities (c + e)	(g) % of Area Median Income	(h) % of Actual AMI
SRO/Studio	18	\$586	\$10,548	\$29	\$615	50%	30.4%
SRO/Studio	25	\$957	\$23,925	\$29	\$986	50%	48.8%
SRO/Studio	105	\$1,154	\$121,170	\$29	\$1,183	60%	58.5%
SRO/Studio	2	\$398	\$796	\$29	\$427	80%	21.1%
1 Bedroom	25	\$514	\$12,850	\$45	\$559	50%	25.8%
1 Bedroom	42	\$1,222	\$51,324	\$45	\$1,267	60%	58.5%
1 Bedroom	3	\$468	\$1,404	\$45	\$513	80%	23.7%
Total # Units:	220	Total:	\$222,017		Average:	57.4%	

Is this a resyndication project using hold harmless rent limits in the above table? N/A
 These rents cannot exceed the federal set-aside current tax credit rent limits.
 See TCAC Regulation Section 10327(g)(8).

B. Manager Units

State law requires an onsite manager's unit for projects with 16 or more residential units. TCAC Regulation Section 10326(g)(6) requires projects with at least 161 units to provide a second on-site manager's unit, with one additional for each 80 units beyond, up to 4 on-site manager units. Scattered site projects of 16 or more units must have at least one manager unit at each site consisting of 16 or more residential units.

Projects may employ full-time property management staff and provide an equivalent number of desk or security staff for the hours when the property management staff are not working. See TCAC Regulation Section 10325(f)(7)(J) for details on the requirements for this option.

(a) Bedroom Type(s)	(b) Number of Units	(c) Proposed Monthly Rent (Less Utilities)	(d) Total Monthly Rents (b x c)
2 Bedrooms	1		
1 Bedroom	2		
Total # Units:	3	Total:	

No

Project with desk or security staff in lieu of on-site manager unit(s)
See TCAC Regulation Section 10325(f)(7)(J) for complete requirements.

C. Market Rate Units

(a) Bedroom Type(s)	(b) Number of Units	(c) Proposed Monthly Rent (Less Utilities)	(d) Total Monthly Rents (b x c)
Total # Units:		Total:	

Aggregate Monthly Rents For All Units:	\$222,017
Aggregate Annual Rents For All Units:	\$2,664,204

D. Rental Subsidy Income/Operating Subsidy
Complete spreadsheet "Subsidy Contract Calculation"

Number of Units Receiving Assistance:	172
Length of Contract (years):	20
Expiration Date of Contract:	12/31/2043
Total Projected Annual Rental Subsidy:	\$1,004,412

E. Miscellaneous Income

Annual Income from Laundry Facilities:	\$17,616
Annual Income from Vending Machines:	
Annual Interest Income:	
Other Annual Income: (specify here)	
Total Miscellaneous Income:	\$17,616
Total Annual Potential Gross Income:	\$3,686,232

F. Monthly Resident Utility Allowance by Unit Size

(utility allowances must be itemized and must agree with the applicable utility allowance schedule)

	SRO / STUDIO	1 BR	2 BR	3 BR	4 BR	() BR
Space Heating:						
Water Heating:						
Cooking:						
Lighting:						
Electricity:	\$29	\$45				
Water:*						
Other: (specify here)						
Total:	\$29	\$45				

***PROJECTS PROPOSING UNITS WITH INDIVIDUAL WATER METERS MUST INCLUDE A WATER ALLOWANCE.**

Name of PHA or California Energy Commission Providing Utility Allowances:

Los Angeles LOMOD Corporation

See Regulation Section 10322(h)(21) for type of projects that are allowed to use CUAC.

G. Annual Residential Operating Expenses**Administrative**

Advertising:	\$2,364
Legal:	\$2,650
Accounting/Audit:	\$53,921
Security:	\$74,724
Other: Admin Misc. Expense	\$58,386
Total Administrative:	\$192,045

Management

Total Management:	\$208,728
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Utilities

Fuel:	
Gas:	\$16,830
Electricity:	\$63,194
Water/Sewer:	\$186,865
Total Utilities:	\$266,889

**Payroll /
Payroll Taxes**

On-site Manager:	\$152,880
Maintenance Personnel:	\$149,768
Other: Benefits & Taxes	\$78,725
Total Payroll / Payroll Taxes:	\$381,373
Total Insurance:	\$121,305

Maintenance

Painting:	
Repairs:	\$2,625
Trash Removal:	\$25,991
Exterminating:	
Grounds:	
Elevator:	
Other: Supplies and Contracts	\$363,099
Total Maintenance:	\$391,715

Other Operating Expenses

Other: SDHC Monitoring Fee	\$33,000
Other: (specify here)	
Other: Ground Lease Rent	\$20,000
Other: License/permits	\$18,252
Other: (specify here)	
Total Other Expenses:	\$71,252

Total Expenses

Total Annual Residential Operating Expenses:	\$1,633,307
Total Number of Units in the Project:	223
Total Annual Operating Expenses Per Unit:	\$7,324
Total 3-Month Operating Reserve:	\$824,090
Total Annual Transit Pass / Internet Expense (site amenity election):	
Total Annual Services Amenities Budget (from project expenses):	\$212,105
Total Annual Reserve for Replacement:	\$66,900
Total Annual Real Estate Taxes:	\$13,488
Other (Specify):	
Other (Specify):	

H. Commercial Income*

Total Annual Commercial/Non-Residential Revenue:	
Total Annual Commercial/Non-Residential Expenses:	
Total Annual Commercial/Non-Residential Debt Service:	
Total Annual Commercial/Non-Residential Net Income:	

*The Sources and Uses Budget must separately detail apportioned amounts for residential and commercial space. Separate cash flow projections shall be provided for residential and commercial space. Income from the residential portion of a project shall not be used to support any negative cash flow of a commercial portion and commercial income should not support the residential portion (Sections 10322(h)(15), (23); 10327(g)(7)).

III. PROJECT FINANCING - SECTION 4: LOAN AND GRANT SUBSIDIES

A. Inclusion/Exclusion From Eligible Basis

Funding Sources If lender is not funding source, list source (HOME, CDBG, etc.) NOT lender.		Included in Eligible Basis Yes/No	Amount
Tax-Exempt Financing		Yes	\$45,746,000
Taxable Bond Financing		N/A	
HOME Investment Partnership Act (HOME)		N/A	
Community Development Block Grant (CDBG)		N/A	
RHS 514		N/A	
RHS 515		N/A	
RHS 516		N/A	
RHS 538		N/A	
HOPE VI		N/A	
McKinney-Vento Homeless Assistance Program		N/A	
MIP		N/A	
MHSA		N/A	
MHP		N/A	
National Housing Trust Fund (HTF)		N/A	
Qualified Opportunity Zone Investment		N/A	
FHA Risk Sharing loan?	No	N/A	
State:	(specify here)	N/A	
Local:	(specify here)	N/A	
Other:	(specify here)	N/A	
Other:	(specify here)	N/A	

B. Rental Subsidy Anticipated

Indicate By Percent Of Units Affected, Any Rental Subsidy Expected To Be Available To The Project.

Approval Date:	12/1/2020	Approval Date:	
Source:	HUD	Source:	
If Section 8:	Project-based vouchers (PBVs)	If Section 8:	(select one)
Percentage:	30%	Percentage:	
Units Subsidized:	172	Units Subsidized:	
Amount Per Year:	\$1,004,412	Amount Per Year:	
Total Subsidy:	\$20,088,240	Total Subsidy:	
Term:	20 years	Term:	

C. Pre-Existing Subsidies (Acq./Rehab. or Rehab-Only projects)

Indicate The Subsidy Amount For Any Of The Following Currently Utilized By The Project.

Sec 221(d)(3) BMIR:	N/A	RHS 514:	N/A
HUD Sec 236:	N/A	RHS 515:	N/A
If Section 236, IRP?	N/A	RHS 521 (rent subsidy)	N/A
RHS 538:	N/A	State / Local:	N/A
HUD Section 8:	Yes	Rent Sup / RAP:	N/A
If Section 8:	Project-based contract		
HUD SHP:			
Will the subsidy continue?:	Yes	Other:	(specify here)
If yes enter amount:	\$1,004,412	Other amount:	

III. PROJECT FINANCING - SECTION 5: THRESHOLD BASIS LIMIT

A. Threshold Basis Limit

Unit Size	Unit Basis Limit	No. of Units	(Basis) X (No. of Units)
SRO/STUDIO	\$255,964	150	\$38,394,600
1 Bedroom	\$295,124	72	\$21,248,928
2 Bedrooms	\$356,000	1	\$356,000
3 Bedrooms	\$455,680		
4+ Bedrooms	\$507,656		
TOTAL UNITS:		223	
TOTAL UNADJUSTED THRESHOLD BASIS LIMIT:			\$59,999,528
		Yes/No	
(a) Plus (+) 20% basis adjustment - Prevailing Wages Adjustment for projects paid in whole or part out of public funds subject to a legal requirement for the payment of state or federal prevailing wages or financed in part by a labor-affiliated organization requiring the employment of construction workers who are paid at least state or federal prevailing wages. List source(s) or labor-affiliated organization(s):		No	
Plus (+) 5% basis adjustment For projects that certify that (1) they are subject to a project labor agreement within the meaning of Section 2500(b)(1) of the Public Contract Code, or (2) they will use a skilled and trained workforce as defined by Section 25536.7 of the Health and Safety Code to perform all onsite work within an apprenticeable occupation in the building and construction trades.		No	
(b) Plus (+) 7% basis adjustment - Parking (New Construction) For new construction projects required to provide parking beneath residential units (not "tuck under" parking) or through construction of an on-site parking structure of two or more levels.		No	
(c) Plus (+) 2% basis adjustment - Daycare For projects where a day care center is part of the development.		No	
(d) Plus (+) 2% basis adjustment - 100% Special Needs For projects where 100 percent of the Low-Income Units are for Special Needs populations.		No	
(e) Plus (+) up to 10% basis adjustment - ITEM (e) Features For projects applying under Section 10325 or Section 10326 of these regulations that include one or more of the energy efficiency/resource conservation/indoor air quality items		No	
(f) Plus (+) the lesser of the associated costs or up to a 15% basis adjustment - Seismic upgrading / Environmental For projects requiring seismic upgrading of existing structures, and/or on-site toxic or other environmental mitigation as certified by the project architect or seismic engineer. If Yes, select type: N/A		No	

(g)	Plus (+) Local Development Impact Fees Local development impact fees required to be paid to local government entities. Certification from local entities assessing fees also required. WAIVED IMPACT FEES ARE INELIGIBLE.	<input type="checkbox"/> No	
(h)	Plus (+) 10% basis adjustment - Elevator For projects wherein at least 95% of the project's upper floor units are serviced by an elevator.	<input type="checkbox"/> Yes	\$5,999,953
(i)	Plus (+) 10% basis adjustment - High Opportunity Area For a project that is: (i) in a county that has an unadjusted 9% threshold basis limit for a 2-bedroom unit equal to or less than \$400,000; AND (ii) located in a census tract designated on the TCAC/HCD Opportunity Area Map as Highest or High Resource.	<input type="checkbox"/> No	
(j)	Plus (+) 1% basis adjustment - 50%AMI to 36%AMI Units For each 1% of project's Low-Income and Market Rate Units restricted between 36% and 50% of AMI. Rental Units: <input type="text" value="220"/> Total Rental Units @ 50% to 36% of AMI: <input type="text" value="68"/>	<input type="checkbox"/> Yes	\$17,999,858
(k)	Plus (+) 2% basis adjustment - At or below 35%AMI Units. For each 1% of project's Low-Income and Market Rate Units restricted at or below 35% of AMI. Rental Units: <input type="text" value="220"/> Total Rental Units @ 35% of AMI or Below: <input type="text"/>	<input type="checkbox"/> No	
TOTAL ADJUSTED THRESHOLD BASIS LIMIT:			\$83,999,339

ITEM (e) Features

**REVIEW REGULATION SECTION 10327(c)(5)(B) PRIOR TO COMPLETING THIS SECTION.
THE OPTIONS BELOW ARE PRESENTED WITH ABRIDGED LANGUAGE.**

- N/A** 1 Project shall have onsite renewable generation estimated to produce 50% or more of annual tenant electricity use. If combined available roof area is insufficient, project shall have onsite renewable generation based on at least 90% of the available solar accessible roof area. A project not availing itself of the 90% roof area exception may also receive an increase under paragraph (2) only if the renewable generation used to calculate each basis increase does not overlap. Threshold Basis Limit increase of 5%.
- N/A** 2 Project shall have onsite renewable generation estimated to produce 75% or more of annual common area electricity use. If combined available roof area is insufficient, project shall have onsite renewable generation based on at least 90% of the available solar accessible roof area. A project not availing itself of the 90% roof area exception may also receive an increase under paragraph (1) only if the renewable generation used to calculate each basis increase does not overlap. Threshold Basis Limit increase of 2%.
- N/A** 3 Newly constructed project buildings shall be more energy efficient than 2019 Energy Efficiency Standards (CA Code of Regulations, Title 24, Part 6) by at least 5, EDR points for energy efficiency alone (not counting solar); except that if the local department has determined that building permit applications submitted on or before December 31, 2019 are complete, then newly constructed project buildings shall be 15% or more energy efficiency than the 2016 Energy Efficiency Standards (CA Code of Regulations, Title 24, Part 6). Threshold Basis Limit increase of 4%.
- N/A** 4 Rehabilitated project buildings shall have an 80% decrease in estimated annual energy use (or improvement in energy efficiency) in the HERS II post rehabilitation. Threshold Basis Limit increase 4%.
- N/A** 5 Irrigate only with reclaimed water, greywater, or rainwater (excluding water used for community gardens), or irrigate with reclaimed water, greywater, or rainwater in an amount that annually equals or exceeds 20,000 gallons or 300 gallons per unit, whichever is less. Threshold Basis Limit increase 1%.
- N/A** 6 Community gardens of at least 60 square feet per unit. Permanent site improvements that provide a viable growing space within the project. Threshold Basis Limit increase 1%.
- N/A** 7 Install bamboo, stained concrete, cork, salvaged or FSC-Certified wood, natural linoleum, natural rubber, or ceramic tile in all kitchens, living rooms, and bathrooms (where no VOC adhesives or backing is also used). Threshold Basis Limit increase 1%.
- N/A** 8 Install bamboo, stained concrete, cork, salvaged or FSC-Certified wood, natural linoleum, natural rubber, or ceramic tile in all interior floor space other than units (where no VOC adhesives or backing is also used). Threshold Basis Limit increase 2%.
- N/A** 9 For new construction projects only, meet all requirements of the U.S. Environmental Protection Agency Indoor Air Plus Program. Threshold Basis Limit increase 2%.

IV. SOURCES AND USES BUDGET - SECTION 1: SOURCES AND USES BUDGET					Permanent Sources														
	TOTAL PROJECT COST	RES. COST	COM'L. COST	TAX CREDIT EQUITY	1)Citi Community Capital	2)Seller Carryback Note	3)Income from Operations (during rehab)	4)Deferred Developer Fee	5)General Partner Equity	6)	7)	8)	9)	10)	11)	12)	SUBTOTAL	30% PVC for New Const/Rehab	30% PVC for Acquisition
LAND COST/ACQUISITION																			
Land Cost or Value																			
Demolition																			
Legal	\$100,000	\$100,000		\$100,000													\$100,000		
Land Lease Rent Prepayment																			
Total Land Cost or Value	\$100,000	\$100,000		\$100,000													\$100,000		
Existing Improvements Value	\$43,276,000	\$43,276,000			\$17,431,829	\$25,844,171											\$43,276,000		\$43,276,000
Off-Site Improvements																			
Total Acquisition Cost	\$43,276,000	\$43,276,000			\$17,431,829	\$25,844,171											\$43,276,000		\$43,276,000
Total Land Cost / Acquisition Cost	\$43,376,000	\$43,376,000		\$100,000	\$17,431,829	\$25,844,171											\$43,376,000		
Predevelopment Interest/Holding Cost																			
Assumed, Accrued Interest on Existing Debt (Rehab/Acq)																			
Excess Purchase Price Over Appraisal																			
REHABILITATION																			
Site Work	\$82,689	\$82,689		\$82,689													\$82,689	\$82,689	
Structures	\$15,709,234	\$15,709,234		\$8,585,063	\$7,124,171												\$15,709,234	\$15,709,234	
General Requirements	\$881,410	\$881,410		\$881,410													\$881,410	\$881,410	
Contractor Overhead	\$440,705	\$440,705		\$440,705													\$440,705	\$440,705	
Contractor Profit	\$440,705	\$440,705		\$440,705													\$440,705	\$440,705	
Prevailing Wages																			
General Liability Insurance	\$293,804	\$293,804		\$293,804													\$293,804	\$293,804	
Other:																			
Total Rehabilitation Costs	\$17,848,547	\$17,848,547		\$10,724,376	\$7,124,171												\$17,848,547	\$17,848,547	
Total Relocation Expenses	\$600,000	\$600,000		\$600,000													\$600,000	\$600,000	
NEW CONSTRUCTION																			
Site Work																			
Structures																			
General Requirements																			
Contractor Overhead																			
Contractor Profit																			
Prevailing Wages																			
General Liability Insurance																			
Other: (Specify)																			
Total New Construction Costs																			
ARCHITECTURAL FEES																			
Design	\$790,000	\$790,000		\$790,000													\$790,000	\$790,000	
Supervision																			
Total Architectural Costs	\$790,000	\$790,000		\$790,000													\$790,000	\$790,000	
Total Survey & Engineering	\$80,000	\$80,000		\$80,000													\$80,000	\$80,000	
CONSTRUCTION INTEREST & FEES																			
Construction Loan Interest	\$3,346,300	\$3,346,300		\$2,595,738			\$750,562										\$3,346,300	\$501,945	
Origination Fee																			
Credit Enhancement/Application Fee	\$343,100	\$343,100		\$343,100													\$343,100		
Bond Premium																			
Cost of Issuance	\$295,800	\$295,800		\$295,800													\$295,800		
Title & Recording	\$80,000	\$80,000		\$80,000													\$80,000	\$80,000	
Taxes	\$15,000	\$15,000		\$15,000													\$15,000		
Insurance	\$150,000	\$150,000		\$150,000													\$150,000	\$150,000	
Other: (Specify)																			
Other: Lender Expenses	\$40,000	\$40,000		\$40,000													\$40,000		
Total Construction Interest & Fees	\$4,270,200	\$4,270,200		\$3,519,638			\$750,562										\$4,270,200	\$731,945	
PERMANENT FINANCING																			
Loan Origination Fee																			
Credit Enhancement/Application Fee																			
Title & Recording	\$20,000	\$20,000		\$20,000													\$20,000		
Taxes																			
Insurance																			
Other: Legal Fees	\$20,000	\$20,000		\$20,000													\$20,000		
Other: (Specify)																			
Total Permanent Financing Costs	\$40,000	\$40,000		\$40,000													\$40,000		
Subtotals Forward	\$67,004,747	\$67,004,747		\$15,854,014	\$24,556,000	\$25,844,171	\$750,562										\$67,004,747	\$20,050,492	\$43,276,000
LEGAL FEES																			
Lender Legal Paid by Applicant	\$40,000	\$40,000		\$40,000													\$40,000		
Other: (Specify)	\$75,000	\$75,000		\$75,000													\$75,000	\$75,000	
Total Attorney Costs	\$115,000	\$115,000		\$115,000													\$115,000	\$75,000	

IV. SOURCES AND USES BUDGET - SECTION 1: SOURCES AND USES BUDGET					Permanent Sources															
	TOTAL PROJECT COST	RES. COST	COM'L. COST	TAX CREDIT EQUITY	1)Citi Community Capital	2)Seller Carryback Note	3)Income from Operations (during rehab)	4)Deferred Developer Fee	5)General Partner Equity	6)	7)	8)	9)	10)	11)	12)	SUBTOTAL	30% PVC for New Const/Rehab	30% PVC for Acquisition	
RESERVES																				
Rent Reserves																				
Capitalized Rent Reserves	\$280,000	\$280,000		\$280,000													\$280,000			
Required Capitalized Replacement Reserve	\$223,000	\$223,000		\$223,000													\$223,000			
3-Month Operating Reserve	\$825,000	\$825,000		\$825,000													\$825,000			
Other: (Specify)																				
Total Reserve Costs	\$1,328,000	\$1,328,000		\$1,328,000													\$1,328,000			
CONTINGENCY COSTS																				
Construction Hard Cost Contingency	\$2,677,282	\$2,677,282		\$2,677,282													\$2,677,282	\$2,677,282		
Soft Cost Contingency	\$300,000	\$300,000		\$300,000													\$300,000	\$300,000		
Total Contingency Costs	\$2,977,282	\$2,977,282		\$2,977,282													\$2,977,282	\$2,977,282		
OTHER PROJECT COSTS																				
TCAC App/Allocation/Monitoring Fees	\$119,400	\$119,400		\$119,400													\$119,400			
Environmental Audit	\$300,000	\$300,000		\$300,000													\$300,000	\$300,000		
Local Development Impact Fees																				
Permit Processing Fees	\$250,000	\$250,000		\$250,000													\$250,000	\$250,000		
Capital Fees																				
Marketing	\$100,000	\$100,000		\$100,000													\$100,000			
Furnishings	\$50,000	\$50,000		\$50,000													\$50,000	\$50,000		
Market Study	\$8,250	\$8,250		\$8,250													\$8,250	\$8,250		
Accounting/Reimbursables																				
Appraisal Costs	\$16,250	\$16,250		\$16,250													\$16,250	\$16,250		
Other: Physical Needs Assessment	\$10,000	\$10,000		\$10,000													\$10,000	\$10,000		
Other: ADA/CASp/etc	\$50,000	\$50,000		\$50,000													\$50,000	\$50,000		
Other: Third Party Construction Management	\$85,000	\$85,000		\$85,000													\$85,000	\$85,000		
Other: Acquisition Title/Recording	\$30,000	\$30,000		\$30,000													\$30,000			
Total Other Costs	\$1,018,900	\$1,018,900		\$1,018,900													\$1,018,900	\$769,500		
SUBTOTAL PROJECT COST	\$72,443,929	\$72,443,929		\$21,293,196	\$24,556,000	\$25,844,171	\$750,562										\$72,443,929	\$23,872,274	\$43,276,000	
DEVELOPER COSTS																				
Developer Overhead/Profit	\$9,065,016	\$9,065,016		\$3,699,900				\$5,365,016	\$100								\$9,065,016	\$3,222,757	\$5,842,259	
Consultant/Processing Agent																				
Project Administration																				
Broker Fees Paid to a Related Party																				
Construction Oversight by Developer																				
Other: (Specify)																				
Total Developer Costs	\$9,065,016	\$9,065,016		\$3,699,900				\$5,365,016	\$100								\$9,065,016	\$3,222,757	\$5,842,259	
TOTAL PROJECT COSTS	\$81,508,945	\$81,508,945		\$24,993,096	\$24,556,000	\$25,844,171	\$750,562	\$5,365,016	\$100								\$81,508,945	\$27,095,031	\$49,118,259	
Note: Syndication Costs shall NOT be included as a project cost.																	Bridge Loan Expense During Construction:			
Calculate Maximum Developer Fee using the eligible basis subtotals.																	Total Eligible Basis:		\$27,095,031	\$49,118,259
DOUBLE CHECK AGAINST PERMANENT FINANCING TOTALS:					24,993,096	24,556,000	25,844,171	750,562	5,365,016	100										

Funding sources and costs should be aligned appropriately. For example, public funding sources for land purchase or construction costs should be shown as paying for these costs. Do not randomly select funding sources for line item costs if they have a dedicated source of payment.

Required: evidence of land value (see Tab 1). Land value must be included in Total Project Cost and Sources and Uses Budget (includes donated or leased land). Except for non-competitive projects with donated land, TCAC will not accept a budget with a nominal land value. Please refer to the TCAC website for additional information and guidance.

Note: The conditional formatting embedded in this Sources and Uses Budget workbook tests only for mathematical errors, i.e. whether sum total of Sources (Column R) matches Total Project Cost (Column B) and whether each source listed in the Sources and Uses Budget workbook (Row 105) matches that of Permanent Financing in the Application workbook (Row 108). The conditional formatting does NOT test for any regulatory threshold or feasibility requirements. Applicants are advised to conduct their own due diligence and not rely upon the conditional formatting in this workbook.

FOR PLACED IN SERVICE APPLICATION SUBMISSIONS:

SYNDICATION (Investor & General Partner)	
Organizational Fee	
Bridge Loan Fees/Exp.	
Legal Fees	\$50,000
Consultant Fees	\$65,000
Accountant Fees	\$30,000
Tax Opinion	
Other	
Total Syndication Costs	\$145,000

CERTIFICATION BY OWNER:	
As owner(s) of the above-referenced low-income housing project, I certify under penalty of perjury, that the project costs contained herein are, to the best of my knowledge, accurate and actual costs associated with the construction, acquisition and/or rehabilitation of this project and that the sources of funds shown are the only funds received by the Partnership for the development of the project. I authorize the California Tax Credit Allocation Committee to utilize this information to calculate the low-income housing tax credit.	
Signature of Owner/General Partner	Date
Erika Villablanca	Vice President
Printed Name of Signatory	Title of Signatory

CERTIFICATION OF CPA/TAX PROFESSIONAL:
As the tax professional for the above-referenced low-income housing project, I certify under penalty of perjury, that the percentage of aggregate basis financed by tax-exempt bonds is: 60.00%

Signature of Project CPA/Tax Professional	Date
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V. BASIS AND CREDITS : 4% FEDERAL AND STATE CREDIT

V. BASIS AND CREDITS : 4% FEDERAL AND STATE CREDIT

A. Determination of Eligible and Qualified Basis

Projects w/ building(s) located in DDA/QCT areas & Non-DDA/Non-QCT areas, bifurcate accordingly.

	30% PVC for New Const/ Rehabilitation DDA/QCT Building(s)	30% PVC for New Const/ Rehabilitation NON-DDA/ NON-QCT Building(s)	30% PVC for Acquisition DDA/QCT Building(s)	30% PVC for Acquisition NON-DDA/ NON-QCT Building(s)
Total Eligible Basis:	\$27,095,031		\$49,118,259	
Ineligible Amounts				
Subtract All Grant Proceeds Used to Finance Costs in Eligible Basis				
Subtract Non-Qualified Non-Recourse Financing:				
Subtract Non-Qualifying Portion of Higher Quality Units:				
Subtract Photovoltaic Credit (as applicable):				
Subtract Historic Credit (residential portion only):				
Subtract (specify other ineligible amounts):				
Subtract (specify other ineligible amounts):				
Total Ineligible Amounts:				
*Total Eligible Basis Amount Voluntarily Excluded:				
Total Basis Reduction:				
Total Requested Unadjusted Eligible Basis:	\$27,095,031		\$49,118,259	
Total Adjusted Threshold Basis Limit:	\$83,999,339			
**QCT or DDA Adjustment:	130%	100%	100%	100%
Total Adjusted Eligible Basis:	\$35,223,540		\$49,118,259	
Applicable Fraction:	100%	100%	100%	100%
Qualified Basis:	\$35,223,540		\$49,118,259	
Total Qualified Basis:	\$84,341,799			

*Voluntary exclusions of eligible basis should be made from rehabilitation eligible basis.

**130% boost if the building(s) is/are located in a DDA or QCT, or Reg. Section 10317(d) as applicable.

(Boost is auto calculated from your selection in: II. APPLICATION - SECTION 2: GENERAL AND SUMMARY INFORMATION - B)

B. Determination of Federal Credit

	New Const/ Rehab	Acquisition
Qualified Basis:	\$35,223,540	\$49,118,259
***Applicable Percentage:	3.24%	3.24%
Subtotal Annual Federal Credit:	\$1,141,243	\$1,591,432
Total Combined Annual Federal Credit:	\$2,732,675	

***Applicants are required to use these percentages in calculating credit at the application stage.

Federal Credit

C. Determination of Minimum Federal Credit Necessary For Feasibility

Total Project Cost	\$81,508,945
Permanent Financing	\$56,515,849
Funding Gap	\$24,993,096
Federal Tax Credit Factor	\$0.91460

Federal tax credit factor must be at least \$1.00 for self-syndication projects or at least \$0.85 for all other projects.

Total Credits Necessary for Feasibility	\$27,326,750
Annual Federal Credit Necessary for Feasibility	\$2,732,675
Maximum Annual Federal Credits	\$2,732,675
Equity Raised From Federal Credit	\$24,993,096

Remaining Funding Gap

\$500M State Credit

D. Determination of State Credit

	NC/Rehab	Acquisition
State Credit Basis		
New construction or rehabilitation basis only; No acquisition basis except for At-Risk projects eligible for State Credit		
Factor Amount	30%	30%
Maximum Total State Credit		

E. Determination of Minimum State Credit Necessary for Feasibility

State Tax Credit Factor	
<u>State tax credit factor must be at least \$0.80 for "certified" state credits; at least \$0.79 for self-syndication projects; or at least \$0.70 for all other projects.</u>	

State Credit Necessary for Feasibility	
Maximum State Credit	
Equity Raised from State Credit	
Remaining Funding Gap	

Ranking - \$500M State Credit Applications

F. Ranking System for \$500M State Credit Applications

State Tax Credit per Tax Credit Unit	
Tax Credit Unit per State Tax Credit	#DIV/0!

15 YEAR PROJECT CASH FLOW PROJECTIONS - Refer to TCAC Regulation Sections 10322(h)(22), 10325(f)(5), 10326(g)(4), 10327(f) and (g).

REVENUE	MULTIPLIER	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	YEAR 11	YEAR 12	YEAR 13	YEAR 14	YEAR 15
Gross Rent	1.025	\$2,664,204	\$2,730,809	\$2,799,079	\$2,869,056	\$2,940,783	\$3,014,302	\$3,089,660	\$3,166,901	\$3,246,074	\$3,327,226	\$3,410,406	\$3,495,667	\$3,583,058	\$3,672,635	\$3,764,451
Less Vacancy	5.00%	-133,210	-136,540	-139,954	-143,453	-147,039	-150,715	-154,483	-158,345	-162,304	-166,361	-170,520	-174,783	-179,153	-183,632	-188,223
Rental Subsidy	1.025	1,004,412	1,029,522	1,055,260	1,081,642	1,108,683	1,136,400	1,164,810	1,193,930	1,223,778	1,254,373	1,285,732	1,317,876	1,350,822	1,384,593	1,419,208
Less Vacancy	5.00%	-50,221	-51,476	-52,763	-54,082	-55,434	-56,820	-58,240	-59,697	-61,189	-62,719	-64,287	-65,894	-67,541	-69,230	-70,960
Miscellaneous Income	1.025	17,616	18,056	18,508	18,971	19,445	19,931	20,429	20,940	21,463	22,000	22,550	23,114	23,692	24,284	24,891
Less Vacancy	5.00%	-881	-903	-925	-949	-972	-997	-1,021	-1,047	-1,073	-1,100	-1,127	-1,156	-1,185	-1,214	-1,245
Total Revenue		\$3,501,920	\$3,589,468	\$3,679,205	\$3,771,185	\$3,865,465	\$3,962,102	\$4,061,154	\$4,162,683	\$4,266,750	\$4,373,419	\$4,482,754	\$4,594,823	\$4,709,694	\$4,827,436	\$4,948,122
EXPENSES																
Operating Expenses:	1.035															
Administrative		\$192,045	\$198,767	\$205,723	\$212,924	\$220,376	\$228,089	\$236,072	\$244,335	\$252,887	\$261,738	\$270,898	\$280,380	\$290,193	\$300,350	\$310,862
Management		208,728	216,033	223,595	231,420	239,520	247,903	256,580	265,560	274,855	284,475	294,431	304,737	315,402	326,441	337,867
Utilities		266,889	276,230	285,898	295,905	306,261	316,980	328,075	339,557	351,442	363,742	376,473	389,650	403,288	417,403	432,012
Payroll & Payroll Taxes		381,373	394,721	408,536	422,835	437,634	452,951	468,805	485,213	502,195	519,772	537,964	556,793	576,281	596,451	617,326
Insurance		121,305	125,551	129,945	134,493	139,200	144,072	149,115	154,334	159,736	165,326	171,113	177,102	183,300	189,716	196,356
Maintenance		391,715	405,425	419,615	434,301	449,502	465,235	481,518	498,371	515,814	533,867	552,553	571,892	591,908	612,625	634,067
Other Operating Expenses (specify):		71,252	73,746	76,327	78,998	81,763	84,625	87,587	90,652	93,825	97,109	100,508	104,026	107,667	111,435	115,335
Total Operating Expenses		\$1,633,307	\$1,690,473	\$1,749,639	\$1,810,877	\$1,874,257	\$1,939,856	\$2,007,751	\$2,078,023	\$2,150,753	\$2,226,030	\$2,303,941	\$2,384,579	\$2,468,039	\$2,554,420	\$2,643,825
Transit Pass/Tenant Internet Expen	1.035	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Service Amenities	1.035	212,105	219,529	227,212	235,165	243,395	251,914	260,731	269,857	279,302	289,077	299,195	309,667	320,505	331,723	343,333
Replacement Reserve		66,900	66,900	66,900	66,900	66,900	66,900	66,900	66,900	66,900	66,900	66,900	66,900	66,900	66,900	66,900
Real Estate Taxes	1.020	13,488	13,758	14,033	14,314	14,600	14,892	15,190	15,493	15,803	16,119	16,442	16,771	17,106	17,448	17,797
Other (Specify):	1.035	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other (Specify):	1.035	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Expenses		\$1,925,800	\$1,990,659	\$2,057,784	\$2,127,255	\$2,199,153	\$2,273,562	\$2,350,572	\$2,430,273	\$2,512,759	\$2,598,127	\$2,686,478	\$2,777,916	\$2,872,550	\$2,970,491	\$3,071,855
Cash Flow Prior to Debt Service		\$1,576,120	\$1,598,809	\$1,621,421	\$1,643,930	\$1,666,312	\$1,688,539	\$1,710,582	\$1,732,410	\$1,753,991	\$1,775,292	\$1,796,277	\$1,816,907	\$1,837,143	\$1,856,945	\$1,876,266
MUST PAY DEBT SERVICE																
Citi Community Capital		1,370,561	1,370,561	1,370,561	1,370,561	1,370,561	1,370,561	1,370,561	1,370,561	1,370,561	1,370,561	1,370,561	1,370,561	1,370,561	1,370,561	1,370,561
			0	0	0	0	0	0	0	0	0	0	0	0	0	0
			0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Debt Service		\$1,370,561	\$1,370,561	\$1,370,561	\$1,370,561	\$1,370,561	\$1,370,561	\$1,370,561	\$1,370,561	\$1,370,561	\$1,370,561	\$1,370,561	\$1,370,561	\$1,370,561	\$1,370,561	\$1,370,561
Cash Flow After Debt Service		\$205,559	\$228,248	\$250,860	\$273,369	\$295,751	\$317,978	\$340,021	\$361,849	\$383,430	\$404,731	\$425,716	\$446,346	\$466,582	\$486,384	\$505,705
Percent of Gross Revenue		5.58%	6.04%	6.48%	6.89%	7.27%	7.62%	7.95%	8.26%	8.54%	8.79%	9.02%	9.23%	9.41%	9.57%	9.71%
25% Debt Service Test		15.00%	16.65%	18.30%	19.95%	21.58%	23.20%	24.81%	26.40%	27.98%	29.53%	31.06%	32.57%	34.04%	35.49%	36.90%
Debt Coverage Ratio		1.150	1.167	1.183	1.199	1.216	1.232	1.248	1.264	1.280	1.295	1.311	1.326	1.340	1.355	1.369
OTHER FEES**																
GP Partnership Management Fee		\$15,000	\$15,450	\$15,914	\$16,391	\$16,883	\$17,389	\$17,911	\$18,448	\$19,002	\$19,572	\$20,159	\$20,764	\$21,386	\$22,028	\$22,689
LP Asset Management Fee																
Incentive Management Fee																
LP Investor Services Fee		5,000	5,150	5,305	5,464	5,628	5,796	5,970	6,149	6,334	6,524	6,720	6,921	7,129	7,343	7,563
Total Other Fees		20,000	20,600	21,218	21,855	22,510	23,185	23,881	24,597	25,335	26,095	26,878	27,685	28,515	29,371	30,252
Remaining Cash Flow		\$185,559	\$207,648	\$229,642	\$251,515	\$273,241	\$294,793	\$316,140	\$337,252	\$358,095	\$378,636	\$398,837	\$418,661	\$438,067	\$457,013	\$475,454
Deferred Developer Fee**		\$92,780	\$103,824	\$114,821	\$125,757	\$136,621	\$147,396	\$158,070	\$168,626	\$179,048	\$189,318	\$199,419	\$209,331	\$219,034	\$228,506	\$237,727
Residual or Soft Debt Payments**																
Seller Note		\$92,780	\$103,824	\$114,821	\$125,757	\$136,621	\$147,396	\$158,070	\$168,626	\$179,048	\$189,318	\$199,419	\$209,331	\$219,034	\$228,506	\$237,727

*9% and 4% + state credit applications should include the cost of tenant internet service if requested in the Points System site amenity section.

Other Fees and all payments made from cash flow after must pay debt should be completed according to the terms of the partnership agreement (or equivalent ownership entity terms). Please re-order line items consistent with any "order of priority" terms. **These items are to be completed when submitting an updated application for the Carryover, Readiness, Final Reservation, and Placed-in-Service deadlines.